

Approved

MINUTES OF THE REGULAR MEETING OF THE GRANTSVILLE CITY COUNCIL, HELD ON JUNE 5, 2013 AT THE GRANTSVILLE CITY HALL, 429 EAST MAIN STREET, GRANTSVILLE, UTAH. THE MEETING BEGAN AT 7:00 P.M.

CALL TO ORDER AND PLEDGE OF ALLEGIANCE.

Mayor and Council Members Present: Mayor Brent Marshall and Council Members Tom Tripp, Scott Stice, Neil Critchlow, Mike Johnson and Mike Colson.

Appointed Officers and Employees Present: Sherrie Broadbent, Christine Webb, Mike Jones and Joel Linares.

Citizens and Guests Present: Shannon Anderson, Jim Davis, Paul Metcalf, Marianne White, Jim White, Shayla White, Kara White, Sabreena Bertot, Simon Bertot, Emilee Bertot, Michael Lynn Tate, Kent Liddiard and Colleen Brunson.

Mayor Marshall asked Corporal Mike Jones to lead the audience in the pledge of allegiance.

AGENDA:

1. Youth Awards.

The following students were recognized for their accomplishments and were awarded certificates and gifts by the Mayor and City Council:

- William Reiffanaugh
- Kara White
- Shayla White
- Trevor Gardner
- AJ Weaver

2. Public Hearing:

- a. Proposed final plat amendment for Ken Hale on the Ken Hale Subdivision Lot 5 located at the bend of Lacee Lane and Ginny Lane to amend and extend the lot by dividing it into two (2) lots, Lots 5A & 5B, and adding a portion of land to the north side of Lot 5A.

Mayor Marshall opened the public hearing to receive comments on the proposed final plat amendment for Ken Hale on the Ken Hale Subdivision Lot 5 located at the bend of Lacee Lane and Ginny Lane to amend and extend the lot by dividing it into two (2) lots, Lots 5A & 5B, and adding a portion of land to the north side of Lot 5A. No comments were offered and the Mayor closed the public hearing.

- b. Proposed General Plan amendment for Granite Federal Credit Union on approximately eleven (11) acres of land located at 251 South SR 112 to change the vision of the plan from a

“Commercial” designation to a “Medium Density Residential” designation for purpose of making the property easier to sell.

Mayor Marshall opened the public hearing to receive comments on the proposed General Plan amendment on approximately eleven (11) acres of land located at 251 South SR 112 to change the vision of the plan from a “Commercial” designation to a “Medium Density Residential” designation for the purpose of making the property easier to sell. No comments were offered and Mayor Marshall closed the public hearing.

- c. Proposed 2013-2014 fiscal year budget.

Mayor Marshall opened the public hearing to receive comments on the proposed 2013-2014 fiscal year budget. No comments were offered and Mayor Marshall closed the public hearing.

- d. Proposed 2012-2013 budget adjustments.

Mayor Marshall opened the public hearing to receive comments on the proposed 2012-2013 budget adjustments. No comments were offered and the Mayor closed the public hearing.

- e. Proposed salary increases for statutory, elected and appointed officers and employees.

Mayor Marshall opened the public hearing to receive comments on the proposed salary increases for statutory, elected and appointed officers and employees. No comments were offered and Mayor Marshall closed the public hearing.

3. Summary Action Items:

- a. Approval of Minutes from the May 15, 2013 and the May 29, 2013 Work Meetings and the May 15, 2013 City Council Meeting.
- b. Approval of Bills in the sum of \$176,748.00.
- c. Personnel Matters (none).

Motion: Councilman Stice made a motion to approve the summary action items. The motion was seconded by Councilman Colson. All vote in favor and the motion carried.

4. Consideration of requests for donations.

Mayor Marshall stated the City received two requests for donations and another request was made today by the FBLA for “The Taste of Grantsville”. The City had received a request from the Children’s Justice Center for \$1,500 and one from the Grantsville High School Band. Attorney Linares explained these were presented in a City Council Work Meeting and were tabled at that time. They were presented at this meeting because this is the last meeting prior to the approval of the budget. Mr. Linares stated the request for “The Taste of Grantsville” came in after the deadline for the request for donations and so they would have to go through another process to receive a donation.

Mayor Marshall said members of the band are going to work at the 4th of July celebration. The Council discussed the amount to donate to the Grantsville High School Band. They determined to donate \$1,000.

Motion: Councilman Colson made a motion to donate \$1,500 to the Children’s Justice Center and \$1,000 to the GHS Band and reduce the amount being transferred to the Capital Project Fund. Councilman Tripp seconded the motion. All voted in favor and the motion carried.

5. Consideration of proposed final plat amendment for Ken Hale on the Ken Hale Subdivision Lot 5 located at the bend of Lacee Lane and Ginny Lane to amend and extend the lot by dividing it into two (2) lots, Lots 5A & 5B, and adding a portion of land to the north side of Lot 5A.

Austin Hale was present and addressed the City Council. He explained the lot had been for sale for three or four years. The lot is an acre lot and as there has not been any interest, they would like to subdivide it into two (2) half acre lots and develop them.

Motion: Councilman Tripp made a motion to approve the proposal that was recommended by the Planning and Zoning Commission. Councilman Johnson seconded the motion. All voted in favor and the motion carried.

6. Consideration of proposed General Plan amendment for Granite Federal Credit Union on approximately eleven (11) acres of land located at 251 South SR 112 to change the vision of the plan from a “Commercial” designation to a “Medium Density Residential” designation for purpose of making the property easier to sell.

Jim Davis, the Chief Lending Officer, from Granite Federal Credit Union addressed the City Council. He stated the Credit Union acquired the property approximately four years ago in a foreclosure and has attempted to market the property as “Commercial” ever since. Mr. Davis reported the Grantsville Planning and Zoning initially rejected Granite’s request to change the zoning, justifying that Grantsville has very little Commercial zoned property and doesn’t want to give up any more. He claimed it was mentioned “Why should we bale out Granite Credit Union?” Mayor Marshall informed Mr. Davis that statement has not been used in this room tonight. Mr. Davis explained Granite Credit Union has many members who reside in Tooele County and the members are the owners. He claimed the Credit Union has consistently written down the carrying balance of this property to coincide with updated valuations by third parties, appraisers to the tune of about a half million dollars. This loss comes off of Granite’s bottom line and effects dividends and loan and saving pricing to the members. They are seeking the re-zoning not as a large bank but as a collective of everyday people. Mr. Davis stated over the last three years independent appraisers have indicated the highest and best use for the property is residential. He said Grantsville Planning and Zoning indicated that Granite is only seeking the change because it would be the highest and best use for Granite. Mr. Davis added the reality is that Grantsville and Granite cannot ignore the market forces; over the last three years the property would be best used as residential property. He stated Granite is not saying it but the market is and Granite would like nothing more than to sell the property as currently zoned to help promote new business development in Grantsville. Mr. Davis respectfully asked the City Council to reconsider the Planning and Zoning’s ruling.

Councilman Critchlow asked when Granite Federal Credit Union made the loan for the property originally. Mr. Davis answered he believed it was five years ago and was made to three individuals who planned to develop it as a commercial property but could not find any investors to help with the project. Councilman Critchlow stated it was zoned as commercial since 2006. Mayor Marshall asked if Granite Federal Credit Union had considered establishing a branch on the property. Mr. Davis explained they cannot, based on their charter.

Councilman Critchlow confirmed the Planning and Zoning Commission had recommended it remain commercial. He stated Merrill Nelson, a resident living close to the property, had sent a letter requesting it stay commercial. Councilman Johnson commented the sale of the property would certainly benefit Grantsville but he feels the land is worth more zoned as commercial than it would be as residential. Mr. Davis stated every time they have paid to have the property appraised, the appraiser has said the property would best be used as a residential development. Councilman Johnson asked if they have had a residential developer interested in the property. Mr. Davis said no because it is zoned commercial.

Councilman Tripp pointed out the State is only allowing one direction entry to the property which would make it challenging for a residential area as well. Councilman Johnson stated he would like to see it left as commercial zone. He suggested they give it another year and then come back to have it reviewed.

Motion: Councilman Johnson made a motion to deny changing the zoning designation from “Commercial” to “Medium Density Residential” allowing Granite Federal Credit Union to come back in a year if the property has not been sold to be re-evaluated. Councilman Critchlow seconded the motion. All voted in favor and the motion carried.

7. Consideration of policies and procedures of the CERT Program.

Mayor Marshall explained the policies and procedures were drafted for the CERT Program to operate under. Attorney Linares stated these were drafted for another CERT Program in the County. They were drafted by Ron Elton and were passed on to us to determine if they would work for our CERT Program. Mr. Linares said they were reviewed and were deemed relevant and were being presented for the Council’s approval.

Councilman Stice suggested a correction on page 3 under Purpose. He said the phrase “This helps to” should be eliminated and the paragraph will then read: “The purpose of the Grantsville City CERT Concept of Operations Plan and Standard Guidelines is to: Insure an organized and efficient response to a large-scale emergency or disaster occurring in Grantsville City, Utah.”

Councilman Tripp inquired if this is ready to be implemented and we have the resources available (green vests, hard hats, etc.). Mayor Marshall stated that it is.

Motion: Councilman Stice made a motion to accept the policies and procedures for the CERT Program with the modification requested. Councilman Tripp seconded the motion. All voted in favor and the motion carried.

8. Mayor and Council Reports.

Mayor Marshall attended the Regional Growth Committee meeting at the Wasatch Front Regional Council. He met with Miller Motorsports Park about the Deseret Peak Special Service District water agreement. The Mayor attended the Police Department Awards Banquet which was held with Dugway law enforcement. The Grantsville Police Department received an award from Dugway. Mayor Marshall reported having two 4th of July work meetings since the last City Council Meeting. Things are falling into place and the next meeting is scheduled for June 17th at 4:00 p.m. The Mayor met with UDOT about highway issues and projects we would like to see in our area and the projects that are scheduled for the roads. Mayor Marshall attended the graduation ceremony at Grantsville High School for the class of 2013. He met with Mayor Dunlavy and the County Commissioners about the Deseret Peak Special Service District water agreement. There were no objections. The Mayor read for the children in the library. There was a good group and encouraged the Councilmen to take a turn. He cooked hot dogs at the elementary schools with the Fire Department on the last day of school. The Mayor participated in our Memorial Day Program and attended the Friends of the Clark Farm breakfast. He met with members of the Wootton family on some property. Mayor Marshall attended the County Commission Meeting. He asked if the Council wished to have early voting and explained the requirements and costs to do so. There will be an early voting day at the Senior Center we can advertise. Councilman Tripp asked how many early votes were cast previously. Mayor Marshall reported there were around 70 to take advantage of early voting. Mayor Marshall recommended not doing it. The Council decided not to have early voting for this election. Mayor Marshall attended the ribbon cutting ceremony at the Tooele Applied Technology College and met with Governor Herbert afterward. He met with the FBLA. They would like a donation for the "The Taste of Grantsville".

Councilman Stice commented on the number of mosquitoes and reported on the Mosquito Abatement's work for the City. He stated on Memorial Day the cemetery looked extremely green and that was good. Councilman Stice talked with someone about the soccer fields and the length of the grass. He recommended they have the president of the soccer association contact the Mayor to talk. Councilman Stice reported on the dates he will be out of town.

Councilman Critchlow thanked those involved with the youth baseball and soccer leagues. He stated he appreciates all of the efforts of coaches, organizers and those taking care of the fields. He attended the Clark Farm Memorial Day celebration. It was well attended. Councilman Critchlow spoke with them about their children's day and working out details. He said the Memorial Day Program was well attended; it was a very good program and thanked those who organized it.

Councilman Tripp attended the County Board of Health Meeting. He stated there were a few interesting topics. The County of Aging Services has been added to the Department of Health to administer. Councilman Tripp reported on their audit. He said with the County modifying their retirement insurance benefits they required individuals to declare they were retiring by the 31st of May. Councilman Tripp reported there were a number of Health Department employees who took advantage of the option. He

gave the epidemiology report for the last month. There were 37 cases of Chlamydia, 8 cases of Hepatitis C, 3 cases of confirmed whooping cough and 3 other suspected, one case of cryptosporidium (not associated with the swimming pool), two cases of syphilis. The County is preparing for Influenza H7N9. It is an avian flu not seasonal flu. They are proposing to do comprehensive co-operative agreements for the Hazmat program. Councilman Tripp stated the Health Department inherited the alert siren system and they were unaware the Wednesday test sirens were still happening. Councilman Tripp inquired about the animals used at the Clark Farm day camp and whether they would be on the grass. Councilman Critchlow answered they would be on Mark Bleazard's property, except for the chickens.

Attorney Linares asked if the Council would like to move the meetings for July. The 3rd of July is the first scheduled meeting of the month. Mayor Marshall stated they can look at what would be on the agenda and then decide when to schedule the City Council Meeting. The Council decided not to have a meeting on July 3rd.

Emilee Bertot, the band booster president, thanked the Council for their donation and asked when the GHS band might receive the donation. They would like to use the money to purchase new summer uniforms for the band. Mayor Marshall explained the Budget takes effect July 1st. The Council asked if they can approve the donation and get the money at the next City Council Meeting. Ms. Bertot explained they have half of the money to put down on the uniforms but will need the second half for final payment. They are ordering the uniforms from a Grantsville company. The Council would like to try to get the donation to them the last week of June.

9. Closed Session (Personnel, Real Estate, Imminent Litigation).

Motion: Councilman Tripp made a motion to enter a closed session. Councilman Colson seconded the motion. All in voted in favor and the Council went into a closed session at 7:56 p.m.

Motion: Councilman Tripp made a motion to go back into an open session. Councilman Stice seconded the motion. All voted in favor and the Council ended the closed session.

10. Adjourn.

Motion: Councilman Stice made a motion to adjourn. Councilman Colson seconded the motion. All voted in favor and the meeting was adjourned at 8: 47 p.m.